116.0	0006	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	911,900	/	911,900
USE VALUE:	911,900	/	911,900
ASSESSED:	911,900	/	911,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HEARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DICKERSON BRADFORD C &
Owner 2:	BERGER ALLISON H
Owner 3:	
Street 1:	14 HEARD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAZARIAN STEPHEN P--ETAL -
Owner 2:	BAZARIAN VIRGINIA -
Street 1:	14 HEARD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,649 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2380 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7649.000	457,300		454,600	911,900
Total Card	0.176	457,300		454,600	911,900
Total Parcel	0.176	457,300		454,600	911,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.15 | /Parcel: 383.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	74760
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!9039!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	457,100	0	7,649.	454,600	911,700	911,700	Year End Roll	12/18/2019
2019	101	FV	341,800	0	7,649.	448,100	789,900	789,900	Year End Roll	1/3/2019
2018	101	FV	343,200	0	7,649.	344,200	687,400	687,400	Year End Roll	12/20/2017
2017	101	FV	343,200	0	7,649.	324,700	667,900	667,900	Year End Roll	1/3/2017
2016	101	FV	306,700	0	7,649.	298,800	605,500	605,500	Year End	1/4/2016
2015	101	FV	299,400	0	7,649.	279,300	578,700	578,700	Year End Roll	12/11/2014
2014	101	FV	299,400	0	7,649.	257,200	556,600	556,600	Year End Roll	12/16/2013
2013	101	FV	299,400	0	7,649.	257,200	556,600	556,600		12/13/2012

PRINT

Date	Time
12/10/20	23:33:37

LAST REV

Date	Time
08/28/19	11:33:12
danam	
9039	

USER DEFINED

Prior Id # 1:	74760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAZARIAN STEPHE	1470-73		5/1/2015		795,000	No	No		
BAZARIAN STEPHE	1220-197		5/2/2000	Family	100	No	No	4	
BAZARIAN STEPHE	1092-108		3/13/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2019	521		4,092	C				
4/11/2016	425	Add Bath	9,345					redo bath
4/7/2016	395	Addition	12,315					ENCL MUDRM BEWTN H
4/10/2001	243	Addition	25,000	C				ADD 2ND LEVEL
6/3/1994	275	Wood Dec	1,600	C				WDK 12X12

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	CC	Chris C
3/31/2009	Measured	197	PATRIOT
8/3/2001	Permit Visit	PM	Peter M
4/19/2001	Inspected	PM	Peter M
4/7/2000	Inspected	264	PATRIOT
2/9/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7649		Sq. Ft.	Site		0	70.	0.85	6									454,628						454,600	

Total AC/HA:	0.17560	Total SF/SM:	7649	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	454,628	Spl Credit		Total:	454,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23593748
Const Adj.:	1.00999999
Adj $ / SQ:	156.037
Other Features:	96250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511637
Depreciation:	55257
Depreciated Total:	456380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

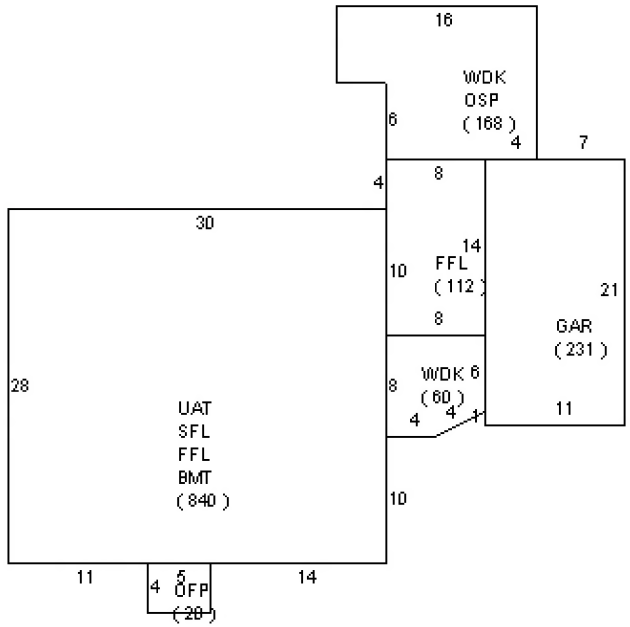
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.64
Special Features:	900	Val/Su Net:	131.07
Final Total:	457300	Val/Su SzAd	255.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	952	156.040	148,547
BMT	Basement	840	64.370	54,067
SFL	Second Floor	840	156.040	131,071
GAR	Garage	231	26.080	6,025
WDK	Deck	228	10.490	2,392
UAT	Upper Attic	210	99.860	20,971
OSP	Screen Porch	168	29.240	4,913
OFP	Open Porch	20	44.440	889
	Net Sketched Area:	3,489	Total:	368,875
Size Ad	1792	Gross Are	4119	FinArea 2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2002	0.00	T	13.6	101						
96	Whirl Pool	M	S	1	2	A	AV	2002	500.00	T	13.6	101			900			900

More:	N	Total Yard Items:		Total Special Featues:	900	Total:	900